

1 BILL NO. R-83-12-31

2 DECLARATORY RESOLUTION NO. R-126-83

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 29, 1983, to have the following described property de-
7 signated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1, to-wit:

11 Lots Nos. 27 thru 40 of Lombard's
12 Park Addition, and also that part
of Park Lot 1 in Lombard's Park
13 Addition to Fort Wayne, lying South
of the North line of Lot 40 in
Lombard's Park Addition to the City
14 of Fort Wayne, extended East to
the right of way of the railroad;

15
16 said property more commonly known as 642 Growth Avenue, Fort
17 Wayne, Indiana; and

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
22 THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 4 below, the property hereinabove described is hereby designated
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
26 12.1. Said designation shall begin upon the effective date of
27 the Confirming Resolution referred to in Section 3 of this Resolu-
28 tion and shall continue for one (1) year thereafter. Said desig-
29 nation shall terminate at the end of that one-year period.

30 SECTION 2. That upon adoption of this Resolution:

31 (a) Said Resolution shall be filed with the Allen
32 County Assessor;


(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

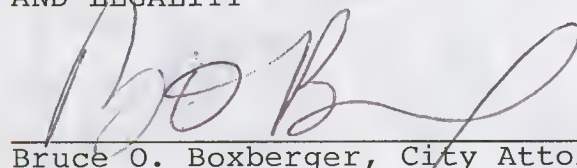
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____.M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by Gia Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-13-83.

Sandra E. Kennedy

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as ~~(ZONING MAP)~~ ~~(GENERAL)~~ ~~(ANNEXATION)~~ ~~(SPECIAL)~~

~~(APPROPRIATION)~~ ORDINANCE

~~(RESOLUTION)~~ NO. _____

on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. E. E. E. E.

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 14th day of December, 1983, at the hour of
1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy

CITY CLERK

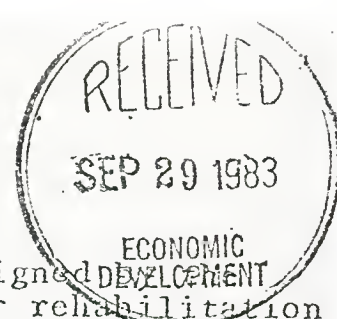
Approved and signed by me this 15th day of December
1983, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.

WIN MOSES, JR. - MAYOR

"000365" :074900343: 414 489 821"

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA



This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 642
GROWTH AVENUE
FORT WAYNE, INDIANA

Street Boundaries (if applicable) _____

2. Legal Description of Property
LOT NOS. 27 THRU 40 OF LUMBARD'S PARK
ADDITION, AND ALSO THAT PART OF PARK LOT
1 IN LUMBARD'S PARK ADDITION TO FORT
WAYNE, LYING SOUTH OF THE NORTH LINE OF
LOT 40 IN LUMBARD'S PARK ADDITION TO THE
CITY OF FORT WAYNE, EXTENDED EAST TO THE
RIGHT OF WAY OF THE RAILROAD.

3. Township WAYNE
4. Taxing District 91
5. Current Zoning District M-2

6. Variance Grant (if any) _____

7. Owner(s) WARD PATTERN
& ENG. INC.

8. Address of Owner(s) _____
642 GROWTH AVENUE
FORT WAYNE, INDIANA 46808

9. Telephone Number _____
426 - 8700

10. Agent of Owner (if any) _____

11. Address _____

12. Telephone Number _____

13. Relationship of Agent to Owner _____

14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) _____

15. Current Use of Property
(a) How is property presently used? MANUFACTURING - ALUMINUM FOUNDRY

(b) What structure(s) (if any) are on the property? _____
STEEL BUILDING - BRICK

(c) What is the condition of this structure/these structures?
FAIR

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? 158,900

(b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) LAND - 30,600
IMPROVEMENTS - 128,300

17. Description of Project TECHNOLOGICAL IMPROVEMENTS - MANUFACTURING AND BUILDING EXPANSION

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? 1983

(b) When is completion expected? _____

19. Cost of project (not including land cost) \$931,040.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 105

(b) What kind of work will employees be engaged in? PATTERN MAKING - FOUNDRY (ALUMINUM)

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 56

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) _____

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? NEBRASKA NEIGHBORHOOD
(ALL OF ABOVE)

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? BUILDING EXPANSION

(b) Will the project improve or replace a deteriorated or obsolete structure? _____

(c) Will the project preserve a historically or architecturally significant structure? YES

(d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

POSSIBLE LOCAL NEIGHBORHOOD EMPLOYMENT

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? YES

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

No

25. Financing on Project

What is the status of financing connected with the project?
EDC "LOANS THROUGH LENDERS"

I hereby certify that the information and representations on this Application are true and complete.

Vern D Ward
Signature(s) of Owner(s)

Sept 22, 1983
Date

Marion C Ward

Sept 22, 1983

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-83-12-31

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1.

(Said property more commonly known as 642 Growth Avenue - Ward

Pattern & Engineering, Inc.)

EFFECT OF PASSAGE An already existing building will be utilized and
56 new jobs will be added to the Fort Wayne economy.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$931,040.00 (not in-
cluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____